150.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,800 / 912,800
					USE VALUE:	912,800 / 912,800
					ASSESSED:	912,800 / 912,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOVICH JOHN N & THERESA N	
Owner 2:		
Owner 3:		
Street 1:	24 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,965 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10965.000	309,400	4,200	599,200	912,800
Total Card	0.252	309,400	4,200	599,200	912,800
Total Parcel	0.252	309,400	4,200	599,200	912,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.00 | /Parcel: 560.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99654
GIS Ref	
GIS Ref	
Insp Date	05/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,500	4200	10,965.	599,200	912,900	912,900	Year End Roll	12/18/2019
2019	101	FV	268,700	4300	10,965.	561,700	834,700	834,700	Year End Roll	1/3/2019
2018	101	FV	268,700	4300	10,965.	464,300	737,300	737,300	Year End Roll	12/20/2017
2017	101	FV	268,700	4300	10,965.	426,900	699,900	699,900	Year End Roll	1/3/2017
2016	101	FV	268,700	4300	10,965.	389,500	662,500	662,500	Year End	1/4/2016
2015	101	FV	239,200	4400	10,965.	382,000	625,600	625,600	Year End Roll	12/11/2014
2014	101	FV	239,200	4400	10,965.	355,000	598,600	598,600	Year End Roll	12/16/2013
2013	101	FV	239,200	4400	10,965.	337,800	581,400	581,400		12/13/2012

!11804!

PRINT

Date	Time
12/11/20	01:56:20

LAST REV

Date	Time
05/31/18	11:00:08

ekelly

USER DEFINED

Prior Id # 1:	99654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11804

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10045-203		5/31/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/1996	154		3,500					12 FT GAZEBO
9/9/1992	424		10,000					8X14 PORCH+4X5 BAT

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	163	PATRIOT
4/10/2001	Inspected	PM	Peter M
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10965		Sq. Ft.	Site		0	80.	0.68	9									599,163						599,200	

Total AC/HA: 0.25172 | Total SF/SM: 10965 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 599,163 | Spl Credit | Total: 599,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29417181
Const Adj.:	0.98500049
Adj $ / SQ:	159.345
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420404
Depreciation:	110987
Depreciated Total:	309418

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

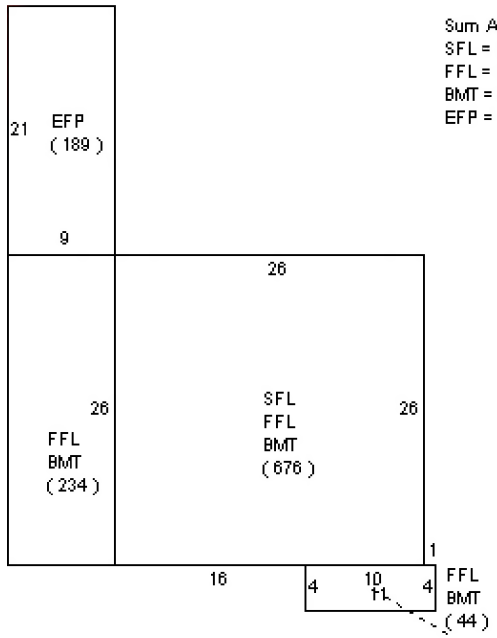
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.28
Special Features:	0	Val/Su Net:	122.05
Final Total:	309400	Val/Su SzAd	189.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	159.340	152,015
BMT	Basement	716	47.800	34,203
SFL	Second Floor	676	159.340	107,717
EFP	Enclos Porch	189	41.010	7,750

Net Sketched Area:	2,535			Total:	301,685
Size Ad	1630	Gross Are	2773	FinArea	1630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X20	A	AV	1995	3.42	T	19.2	101			900			900
14	Open Porch	D	Y	1	12X12	A	AV	1995	27.96	T	19.2	101			3,300			3,300

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200